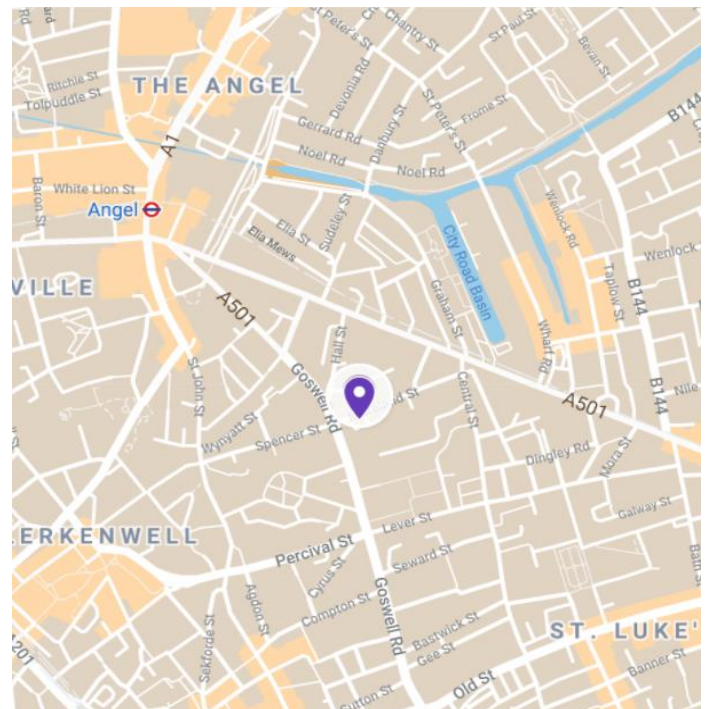




Offices to Let 39 Moreland Street, EC1

1st & 2nd floors – 4,020 sq ft

Plug & play office space



Description

The building recently underwent a comprehensive refurbished and comprises 8,808 sq ft over four floors, providing media style office space with exposed brickwork walls, cast iron columns and excellent natural light.

The entire first floor is available, comprising of largely open plan office space with a kitchenette. The floor benefits and a private terrace. The entire 2nd floor is available and offers refurbished open plan space with excellent natural light. Both floors benefit from demised W/Cs and a shower, raised flooring, LED pendant lighting.

Location

The building is located on Moreland Street, close to it's junction with Goswell Road in the Northern City Fringe.

Transport connections are excellent, with Old Street station and Angel station both within easy walking distance (served by the Northern Underground line and Network Rail services).

Farringdon station is a 15 minute walk away, which is set to benefit significantly from the completion of the Elizabeth Line (Crossrail) at the end of 2021.

Availability

Floor	Sq Ft	Sq M	Status
2 nd	1,776	165	Available
1 st	2,244	209	Available
Total	4,020	373	

Contact us BBG Real Estate Advisers

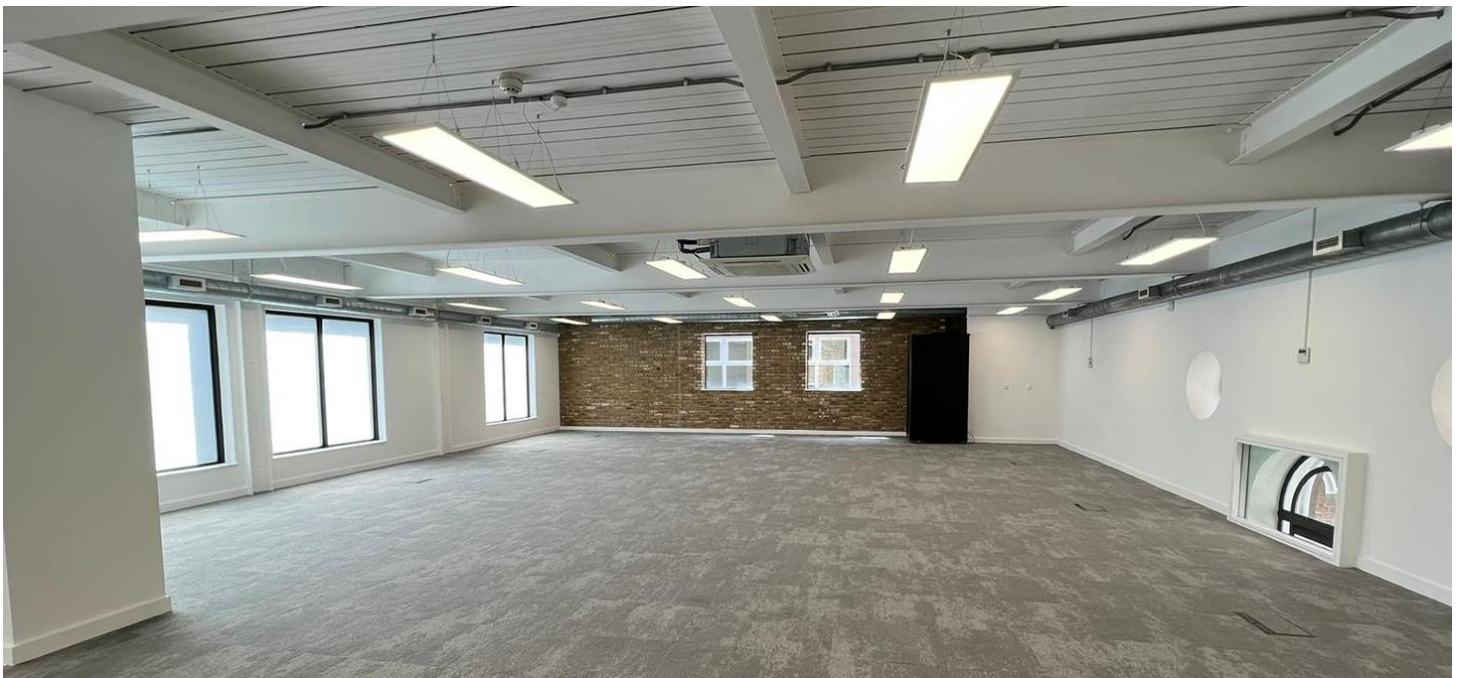


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Amenities

- Newly Refurbished
- Plug and Play Offices
- Comfort Cooling and Heating System
- Raised Floors
- New Kitchenettes
- Private Terrace
- 2.7 m floor to ceiling height
- Exposed LED Lighting
- Excellent Natural Light
- Demised WC and Shower Facilities



TERMS:

New leases are available on flexible terms, outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II (as amended)

RENT:

ROA

RATES:

£18.88 - £19.60 per sq ft (22/23 est)

S/CHARGE:

£6.50 per sq ft (est)



Indicative Floor Plan

1st Floor



* Not to scale